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- Sought After Location
- Ideal Family Home
- Two Bathrooms
- Council Tax Band \*F\*
- Freehold
- Three Storey Townhouse
- Four Double Bedrooms
- Study Room
- Double Garage
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/Q4jCy8AWqKk> \*\*

Jan Forster Estates are pleased to present to the market this stunning, exceptionally spacious town house, located on the sought after Featherstone Grove, in Gosforth's Great Park.

The property is an ideal family home, positioned in a great location, with ease of access to schools, local amenities, and the A1 motorway. There is also a play park within walking distance.

The property is spread over three floors and briefly comprises to the ground floor: - entrance lobby, hallway with storage, generous bedroom with bay window, family room with French doors to the rear garden, utility room with garden access and a ground floor WC. To the first floor there is the bright and airy lounge with bay window, a spacious dining kitchen spanning the width of the property with a range of fitted wall and floor units, a study with French doors opening to a Juliet balcony, a WC and storage on the landing. To the second floor, there are a further three bedrooms; the main with a balcony and en suite, and there is also the modern family bathroom WC with shower over the bath, and further storage on the landing.



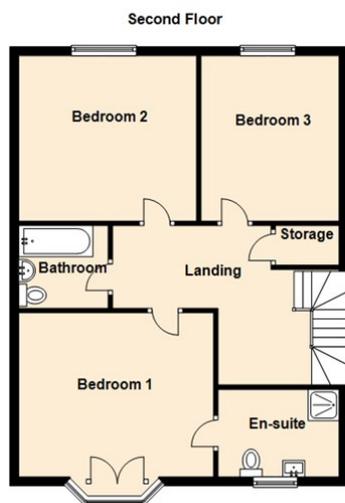
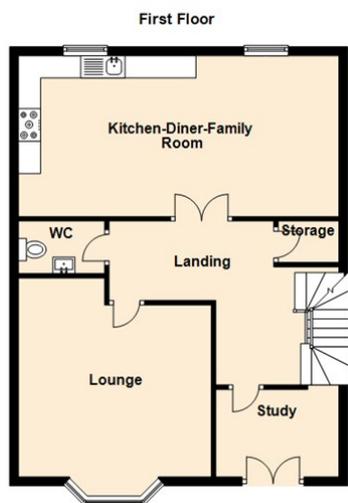
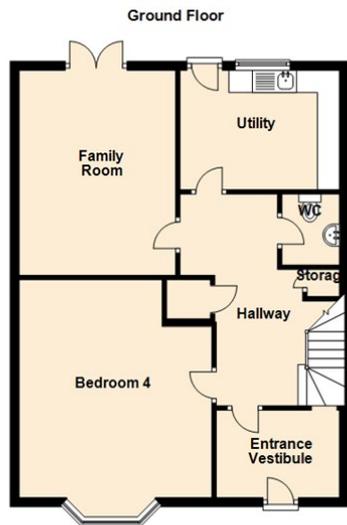
Externally, there is a low maintenance garden to the front and to the rear there is a charming, well stocked garden, with patio and lawn, an ideal space for entertaining during those warm summer nights. There is also a detached double garage at the bottom of the garden.

For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*F\*



## The difference between house and home

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- Family Room 23'11" x 11'9" (7.30 x 3.59)
- Utility Room 9'0" x 11'7" (2.75 x 3.54)
- Bedroom Four 16'0" x 14'3" (4.89 x 4.36)
- Lounge 15'9" x 14'4" (4.82 x 4.37)
- Dining Kitchen 23'11" x 11'9" (7.30 x 3.59)
- Study 9'1" x 6'3" (2.79 x 1.92)
- Bedroom One 12'5" x 14'7" (3.81 x 4.47)
- Bedroom Two 12'2" x 13'2" (3.72 x 4.03)
- Bedroom Three 12'3" x 10'5" (3.74 x 3.19)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 High Heaton 0191 270 1122  
 Tynemouth 0191 257 2000  
 Low Fell 0191 487 0800  
 Property Management Centre 0191 236 2680



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